

# PORTOLA CENTER

## *LAKE FOREST PLANNING COMMISSION WORKSHOP*



*July 12, 2012*



# PORTOLA CENTER PROJECT TEAM

- ❖ *Project Managers:* *Stephen Haase & Scott Molloy, Baldwin & Sons*
- ❖ *Traffic Engineer:* *Marc Mizuta, Wilson & Company*
- ❖ *Land Planner & Designer:* *Robert Day, Design Fusion International, Inc.*
- ❖ *Civil Engineer:* *Joe Wightman, Hunsaker & Assoc., Irvine*
- ❖ *Geotechnical Engineering:* *John Hoobs & Shawn Weedon, Geocon Inc.*
- ❖ *Wall Designer:* *Darien Osborne, Soil Retention*
- ❖ *Landscape Architect:* *Tom Picard, Tributary LA*
- ❖ *Photo Simulations Artist:* *Mike Herman, Hunsaker & Assoc., San Diego*
- ❖ *Bio. & Noise Specialists:* *Brian Grover & Vipul Joshi, Dudek*
- ❖ *Fire Safety Specialist:* *Mike Huff, Dudek*
- ❖ *Cultural Res. Specialist:* *Brian Smith, Brian F. Smith & Assoc.*

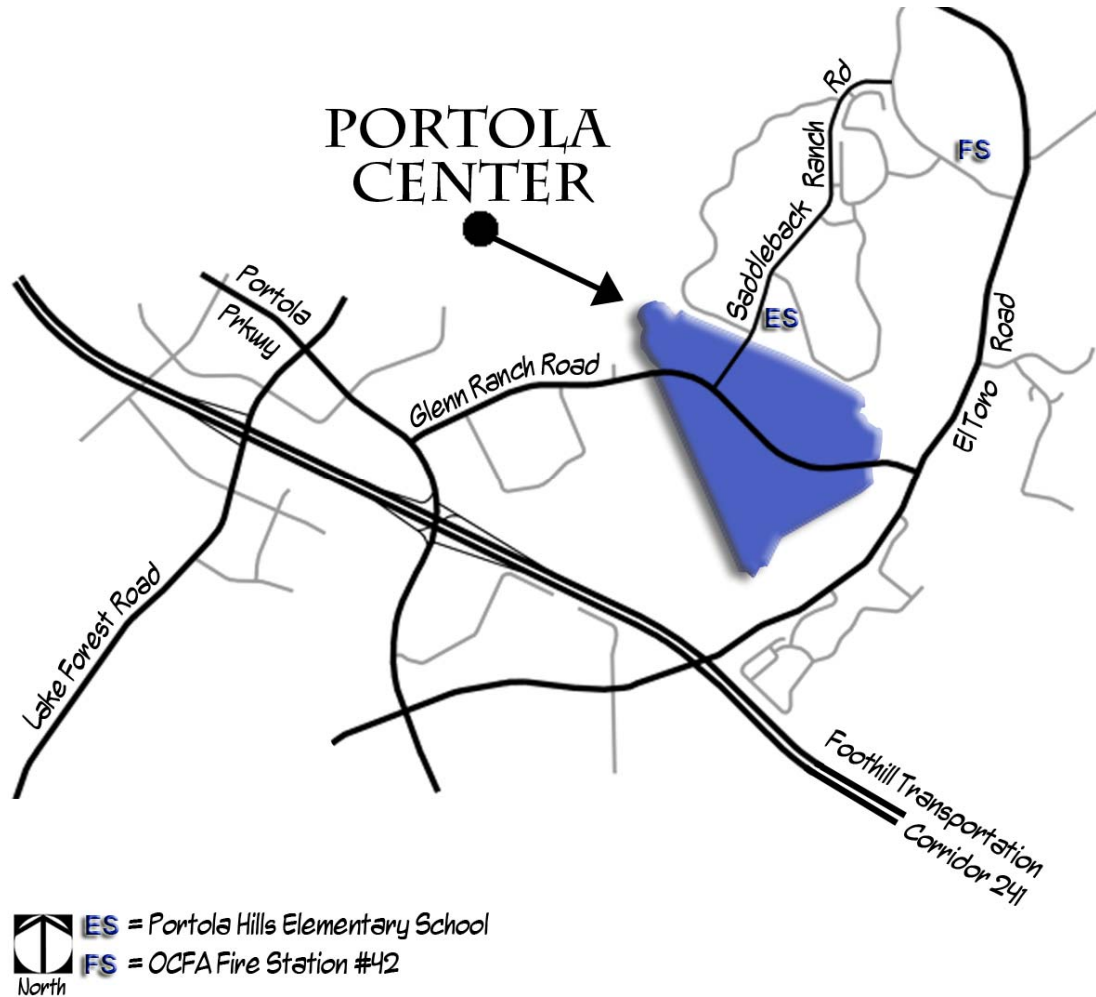
# OVERVIEW OF PRESENTATION

- ❖ *Project Objectives*
- ❖ *Project Description*
- ❖ *Project History*
- ❖ *Project Milestones*
- ❖ *Next Steps in Process*
- ❖ *Environmental Analysis*
- ❖ *Retaining Wall Guidelines & Project Design Considerations*
- ❖ *Slope Analysis, Retaining Wall Cross Sections, and Visual Simulations*
- ❖ *Questions & Answers*

# PORTOLA CENTER DRAFT PROJECT OBJECTIVES

- ❖ *Provide a comprehensive plan for development of Portola Center which implements the goals and policies of the Lake Forest General Plan.*
- ❖ *Provide for the development of a balanced mixed-use project which meets the existing and future needs of the Portola Center Community and the City of Lake Forest.*
- ❖ *Establish a distinct image and identity for Portola Center which is appropriate to its setting.*
- ❖ *Provide for new development which is compatible with and complementary to established uses which surround the Project site.*
- ❖ *Provide a diversity of housing types, including move-up and upscale homes, to meet the housing needs of the City.*

# VICINITY MAP



# PROJECT SITE—AERIAL



PREPARED BY:



HUNSAKER  
& ASSOCIATES  
SAN DIEGO, CA

PLANNING: 1000 Maple Street  
ARCHITECTURE: 1000 Maple Street  
ENGINEERING: 1000 Maple Street

**PORTOLA CENTER**  
CITY OF LAKE FOREST

SHEET  
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OF  
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# ZONING MAP



# PROJECT DESCRIPTION

## RESIDENTIAL LAND USES & MIXED USE SITE

- *Portola North: 304 Single Family Homes, minimum lot size of 5,000 sq. ft.*
- *Portola South: 309 Single Family Homes on various lot sizes; 260 Multifamily Homes; 57 Affordable Homes; 10,000 sq. ft. of Neighborhood-Serving Commercial*

## PARKS, TRAILS, & OPEN SPACE

- *5-Acre Neighborhood Park*
- *4.76 acres of Neighborhood “Pedestrian Parks*
- *44.2 acres of HOA common and new biological open space*
- *Regional trail connections and view corridors*

## CIRCULATION

- *Signalized access along Saddleback, Glenn Ranch, and Saddleback/Glenn Ranch Intersection*
- *Expanded Sidewalk along Saddleback Ranch Road and “Loop” Street*

# LAND USE MAP

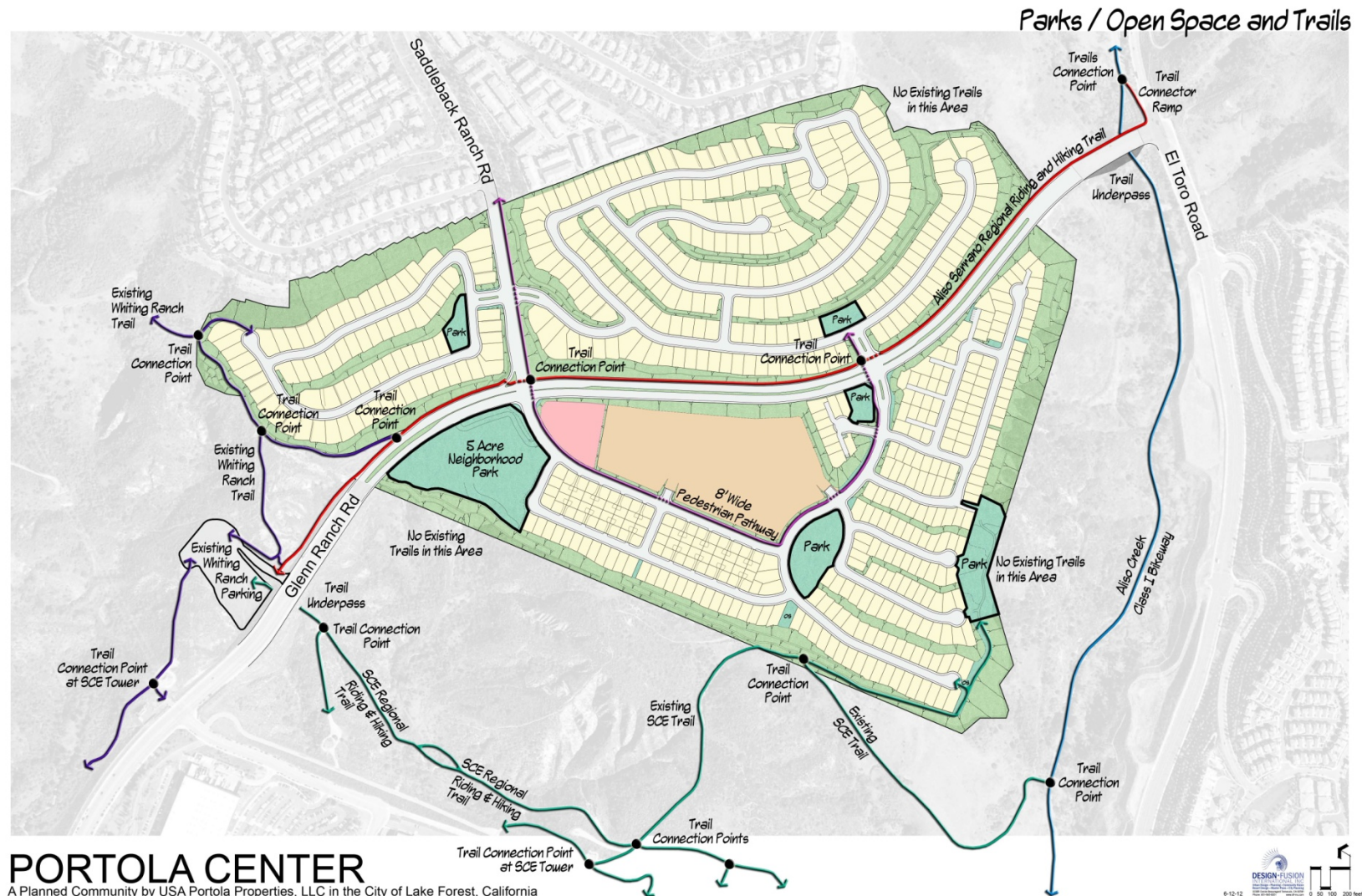
Land Use Plan



PORTOLA CENTER



# PARKS, OPEN SPACE, & TRIALS



# OVERVIEW OF PROJECT HISTORY

- ❖ *Portola Center approved for commercial & industrial uses in early 1990's (confirm actual date)*
  - *3 million square feet of commercial/industrial buildings*
  - *47,588 new traffic trips on Glenn Ranch & Saddleback Ranch Roads*
  
- ❖ *2008 OSA General Plan Amendment, Programmatic EIR, and Portola Development Agreement*
  - *930 homes, 18 attached second units*
  - *Up to 40,000 square feet of retail commercial*
  - *5-acre Neighborhood Park*
  - *Approximately 60% fewer traffic trips with residential project*
  
- ❖ *NCCP Minor Amendment approved in March 2010*
  - *32.2 acres of open space dedicated*
  - *Cactus Scrub Revegetation Plan*
  - *Implementing Agreement*

# PROJECT MILESTONES

- ❖ *Submitted Tentative Maps and Area Plan in September 2008*
- ❖ *Submitted Revised Tentative Maps in February 2009*
- ❖ *Submitted New TM for Portola South in July 2010*
- ❖ *Submitted Revised Tentative Maps, Area Plan, and Technical Studies in April 2011*
- ❖ *Submitted Revised Tentative Maps in September 2011*
- ❖ *City deems Tentative Map & Area Plan Application complete on May 10, 2012*
- ❖ *Tentative Maps undergo further revisions & resubmittal in June 2012*
- ❖ *EIR Notice of Preparation & Initial Study released for Public Review on June 15<sup>th</sup>*
- ❖ *Portola Hills Community Meeting held on June 21, 2012*
- ❖ *City EIR “Scoping Meeting” held on July 10, 2012*

# NEXT STEPS IN PROCESS

- ❖ *Project Design Refinement—based on Planning Commission, City staff, and community feedback*
- ❖ *Completion and City-acceptance of technical studies*
- ❖ *Preparation of EIR and Project Alternatives*
  - *EIR will focus primarily on topics of traffic, visual and geotechnical*
  - *Project driveway alternatives*
- ❖ *Additional City and Community Meetings*
  - *Portola Hills Community Meeting on August 9<sup>th</sup> at Portola Hills Elementary*

# ENVIRONMENTAL ANALYSIS

## ❖ *Traffic*

- *intersection analyses of am/pm traffic conditions*
- *AM/PM Traffic Simulations of GRR/Portola Pkwy., GRR/SRR, and SRR/Project Driveway Intersections*

## ❖ *Geology & Soils*

- *Unique geologic conditions onsite*

## ❖ *Air Quality/Greenhouse Gas Emissions*

## ❖ *Hydrology/Water Quality*

- *Storm water runoff treatment and detention*

## ❖ *Noise*

## ❖ *Biology*

## ❖ *Aesthetics/Visual*

- *Perimeter and Internal Retaining Wall Systems*

# RETAINING WALL DESIGN GUIDELINES

## *Purpose & Intent*

- ❖ *Acknowledge development on sites with slopes/steep topography often requires the use of retaining walls*
- ❖ *Project context is a major factor in determining compatibility with existing and proposed land uses*
- ❖ *Well designed, integrated retaining walls add value to a development project and can be designed to fit with the natural/surrounding environment*
- ❖ *Graded slopes along the perimeter of a project may be less desirable where the project context and well designed walls can result in a better project*
- ❖ *Emphasis on retaining walls adjacent to the public ROW or public access without appropriate setbacks, façade treatment, and landscape screening*

# RETAINING WALL DESIGN GUIDELINES

## *Context of Project Site*

- ❖ *Development Agreement allows for an expansion of the development footprint and acknowledges the need for retaining walls as a design solution to support the buildable area due to the unique conditions of the site*
- ❖ *Unique site conditions due to the wildland urban interface areas, proximity to open space, previously developed manufactures slopes, geological conditions, and significant topographic variations of 100' to 250' (natural average grade as high as 30% from Glenn Ranch Road to La Quinta)*
- ❖ *The Portola Project is a distinct community created from “whole cloth”, not connected to the surrounding neighborhoods*
- ❖ *Perimeter of a majority of the project is located adjacent to open space and has limited/no visibility to pedestrians and vehicular traffic*

Slopes Table					
Minimum Slope	Maximum Slope	Color	Tr 17300 Area	Tr 15353 Area	Total Area
0%	24.9%	Orange	58.51 Ac.	56.28 Ac.	114.79 Ac.
25%	49.9%	Green	29.23 Ac.	28.73 Ac.	57.96 Ac.
50%	>200%	Blue	11.73 Ac.	10.56 Ac.	22.29 Ac.



# Portola Center Slope Analysis TENTATIVE TRACT MAPS 15353 & 17300

PREPARED BY:



HUNSAKER & ASSOCIATES  
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(408) 281-1000

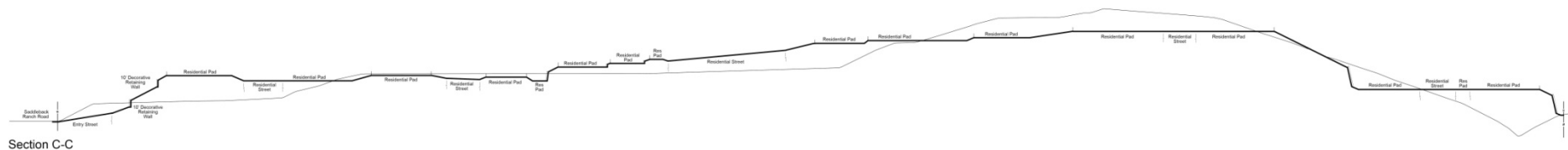
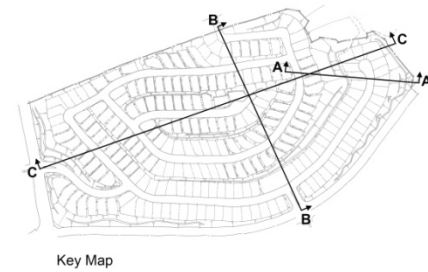


# RETAINING WALL DESIGN GUIDELINES

## *Project Design Approach*

- ❖ *Multiple design iterations to lower perimeter walls, distribute grade changes more uniformly across the site, and address the City's circulation and land use concerns*
- ❖ *Human scale of walls adjacent to sidewalks (Glenn Ranch/Saddleback Ranch Road Intersection)*
- ❖ *Additional walls located internal to project in HOA common open space rather than adjacent to ROW*
- ❖ *Perimeter wall design accepted by Orange County Fire Authority as equivalent or better solution for defensible space*
- ❖ *Variations in pad elevations provide visual interest for both horizontal and vertical perspectives which is more desirable to a homogeneous development pattern*
- ❖ *Wall heights, articulation and landscaping/vegetation are varied and provide visual interest for decorative and plantable walls (ornamental /possible Mediterranean theme) and screens perimeter and internal walls*
- ❖ *Coordination between geotechnical, civil and construction consultants in the location, type, and implementation of the wall systems*
- ❖ *Safety and maintenance is fully addressed by HOA and CC&Rs*

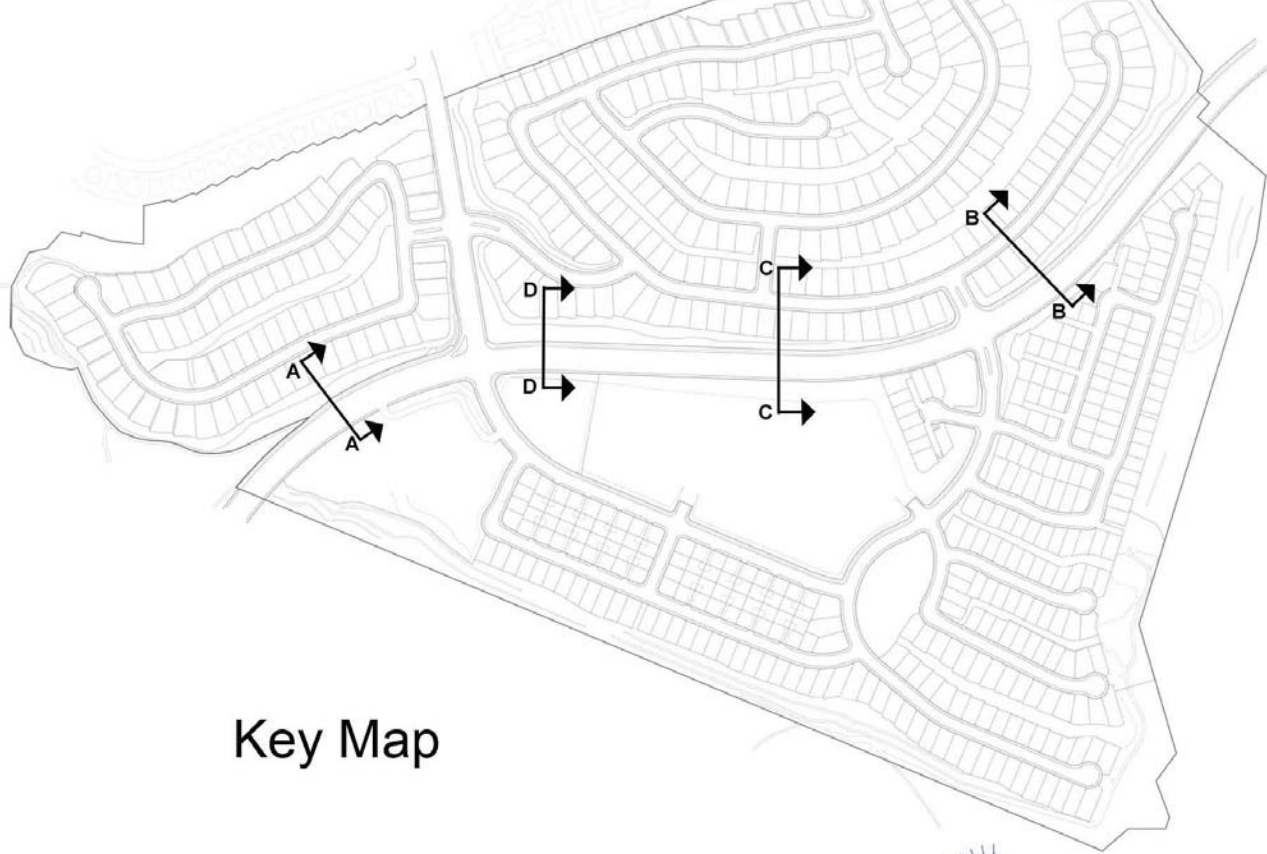
## Site Sections



**DESIGN-FUSION**  
INTERNATIONAL  
Interior Design • Marketing • Merchandising  
32700 Carondelet Boulevard  
Tomball, Texas 77475  
937-458-5271 • 937-458-5272 • [df-intl.com](http://www.df-intl.com)

# PORTOLA CENTER NORTH

## *Glenn Ranch Road Cross-Sections*

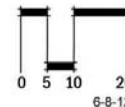


Key Map

Note:  
This exhibit is an artists conception of Portola Center and is drawn for illustrative purposes only.  
Please refer to the adopted plans for precise definitions of policies, programs and requirements.



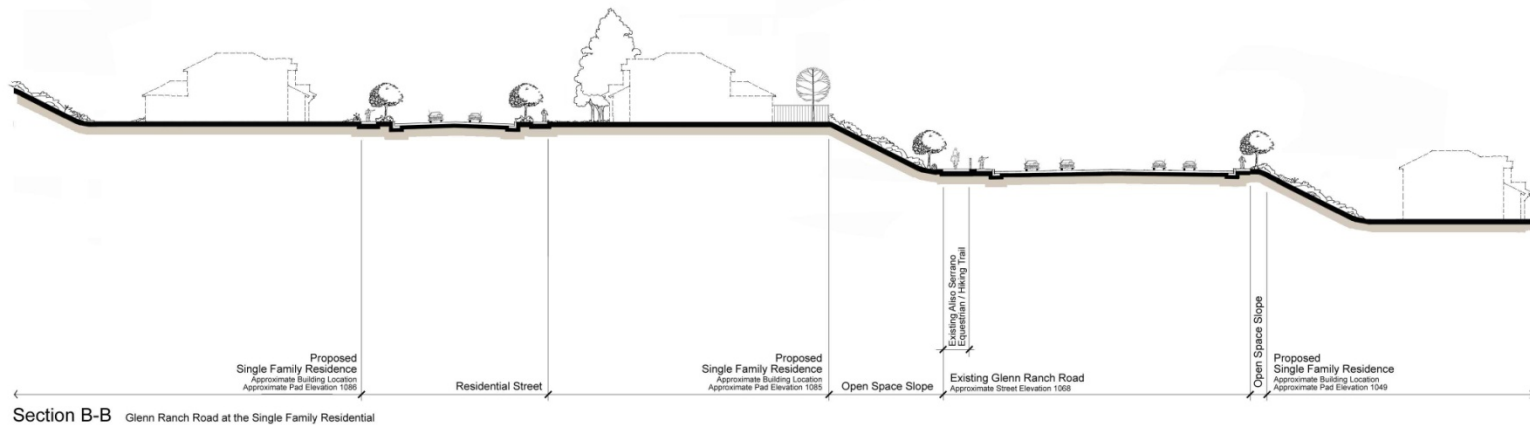
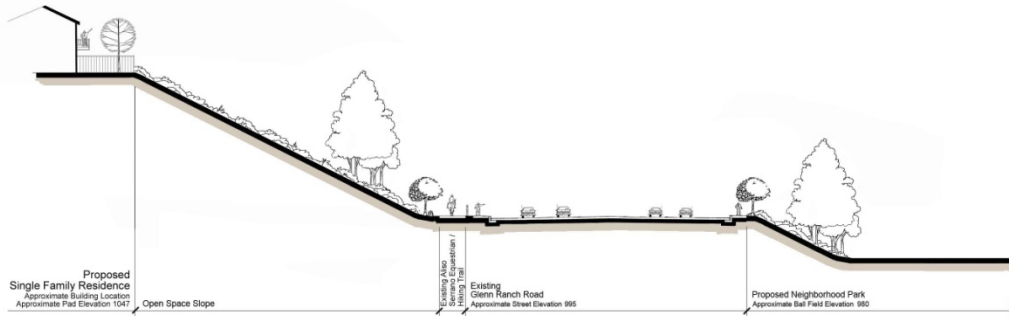
**DESIGN-FUSION**  
INTERNATIONAL INC.  
Urban Design • Planning • Community Vision  
32300 Cerrito Boulevard Temecula, CA 92591 USA  
Phone: +01-951-695-0051 Fax: +01-951-695-0052



# PORTOLA CENTER NORTH

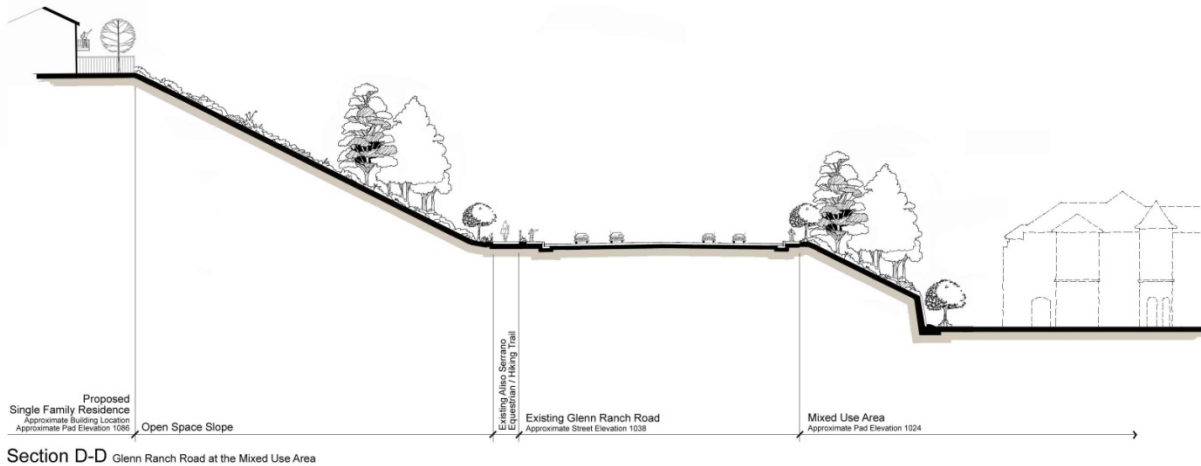
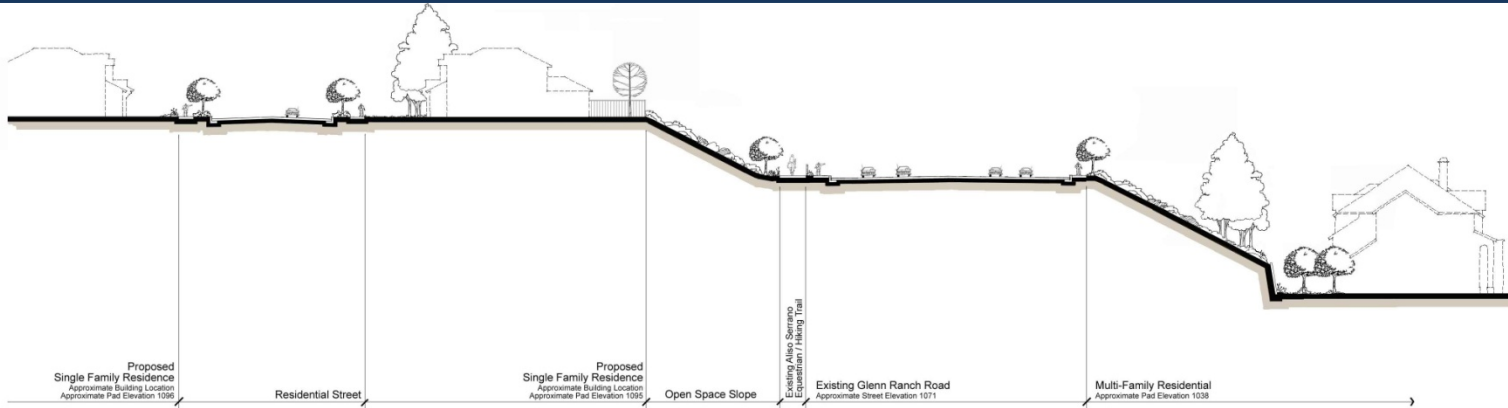
## *Glenn Ranch Road Cross-Sections*

*Conceptual  
Site Sections*



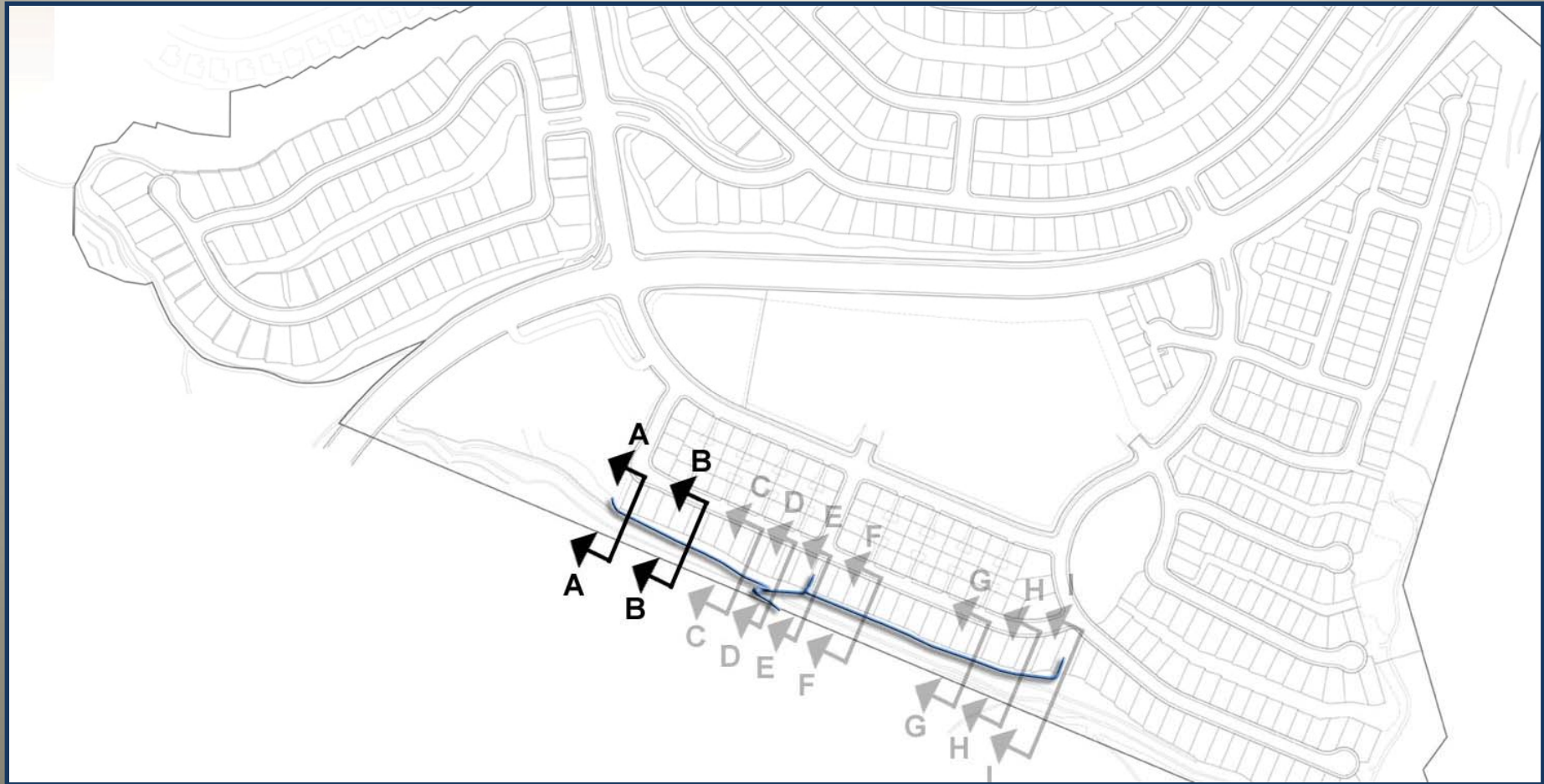
# PORTOLA CENTER NORTH

## *Glenn Ranch Road Cross-Sections*



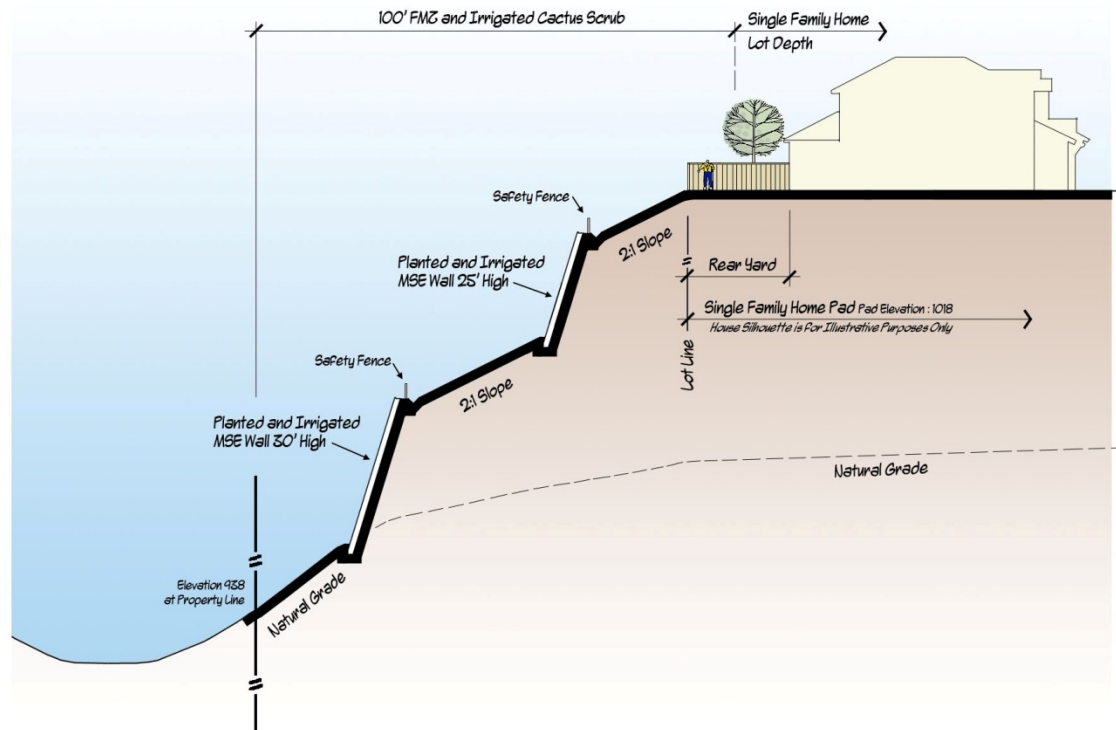
# PORTOLA CENTER SOUTH

## *Southern Boundary Cross-Sections Key Map*



# PORTOLA CENTER SOUTH

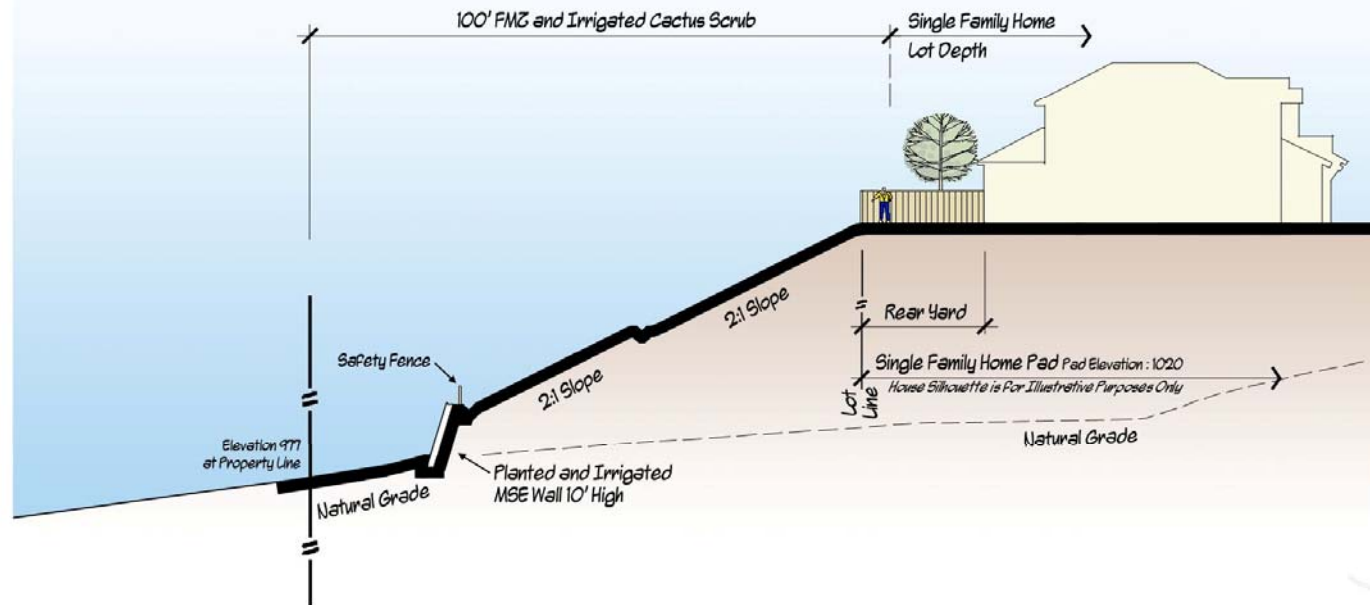
## *Southern Boundary Cross-Sections*



*Section A-A SCE Edge / Fuel Management Zone*

# PORTOLA CENTER SOUTH

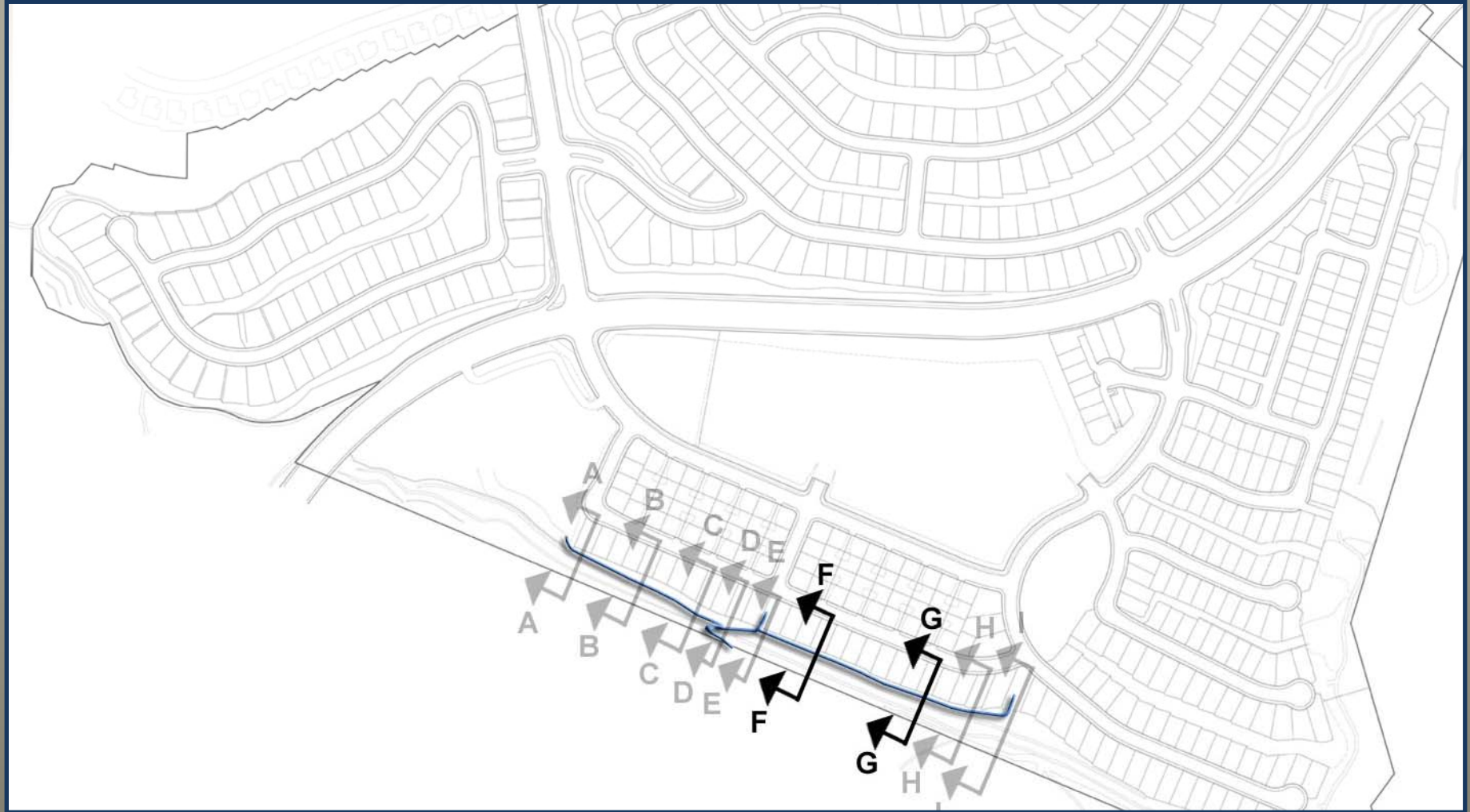
## *Southern Boundary Cross-Sections*



**Section B-B SCE Edge / Fuel Management Zone**

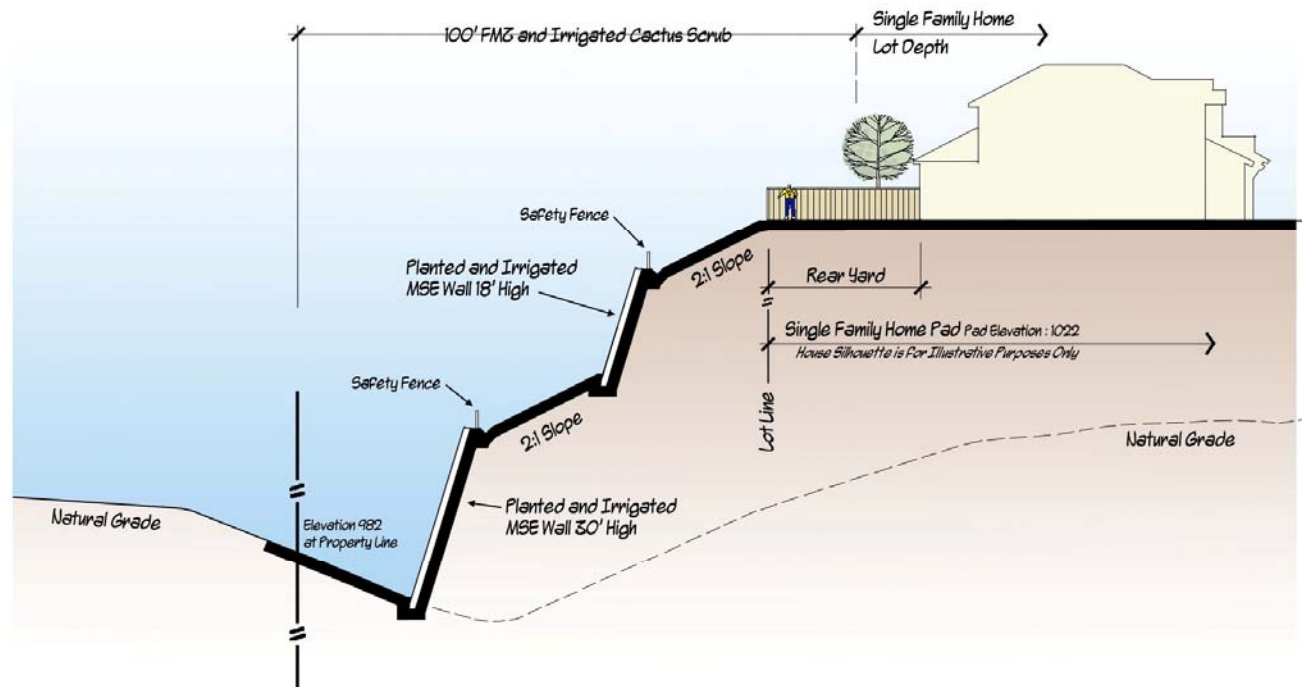
# PORTOLA CENTER SOUTH

## *Southern Boundary Cross-Sections Key Map*



# PORTOLA CENTER SOUTH

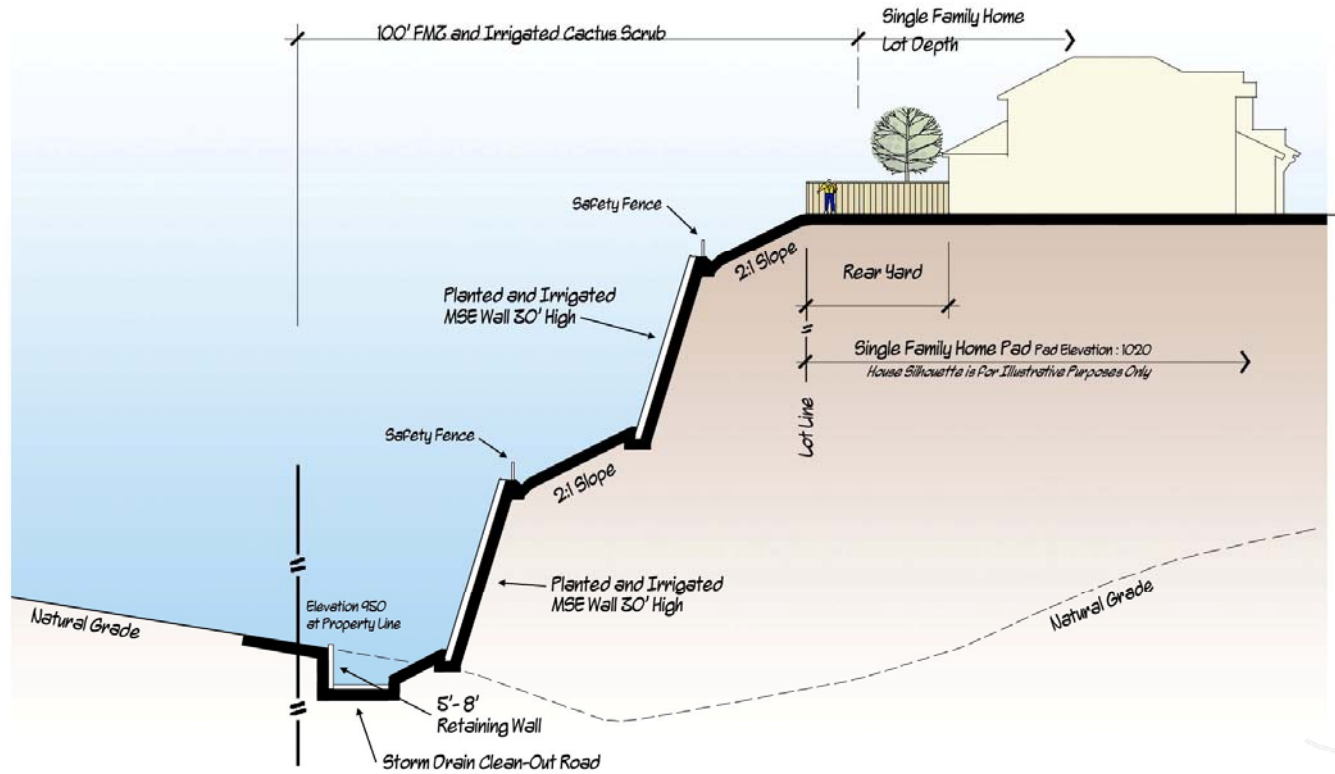
## *Southern Boundary Cross-Sections*



*Section F-F SCE Edge / Fuel Management Zone with Trail*

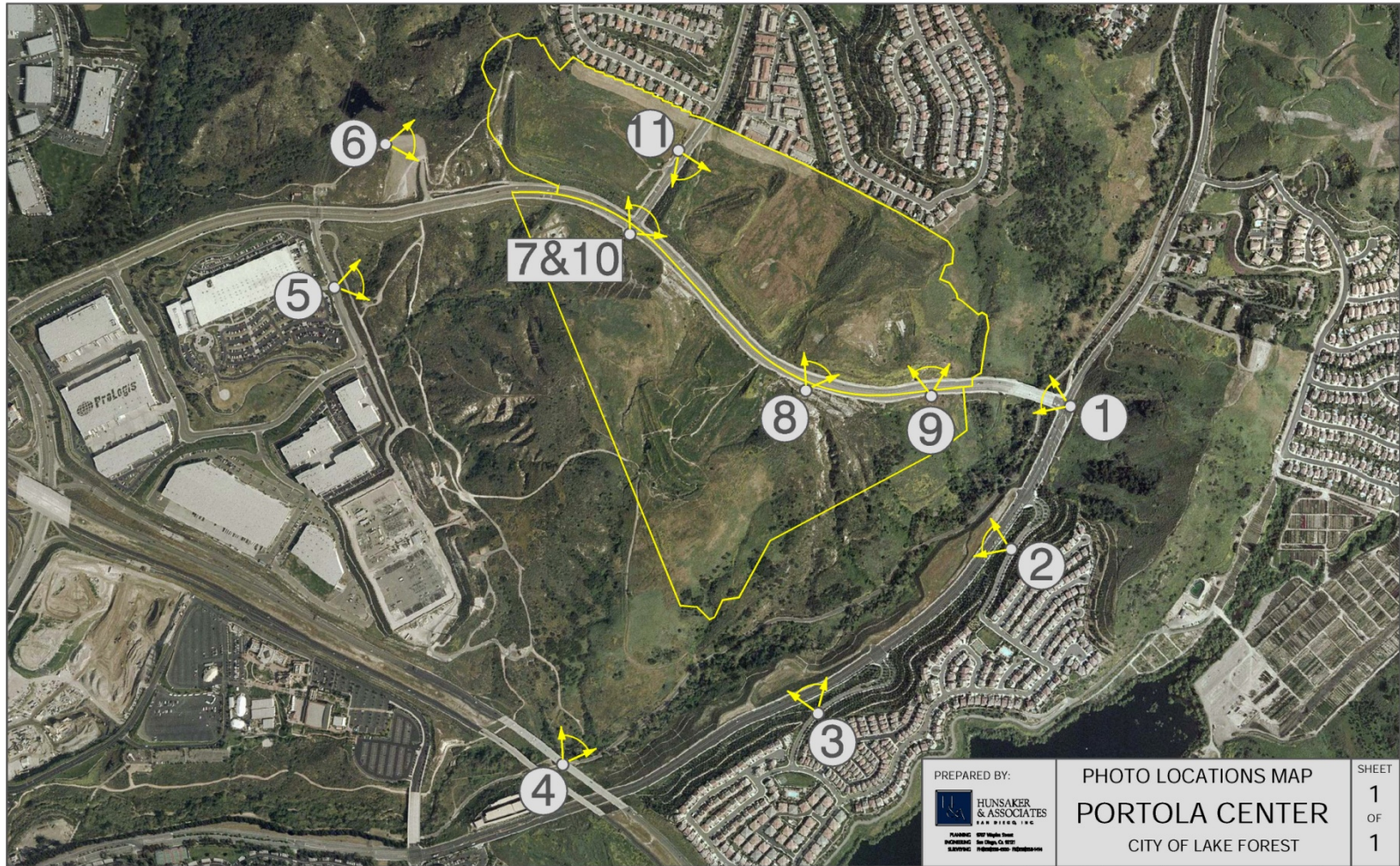
# PORTOLA CENTER SOUTH

## *Southern Boundary Cross-Sections*



*Section G-G SCE Edge / Fuel Management Zone with Trail*

# VISUAL SIMULATIONS



# VISUAL SIMULATION

*View from Glenn Ranch/El Toro Road Intersection*



*View 1 New*

# VISUAL SIMULATION

*View from Wandering Trail Road*



View 2 New

# VISUAL SIMULATION

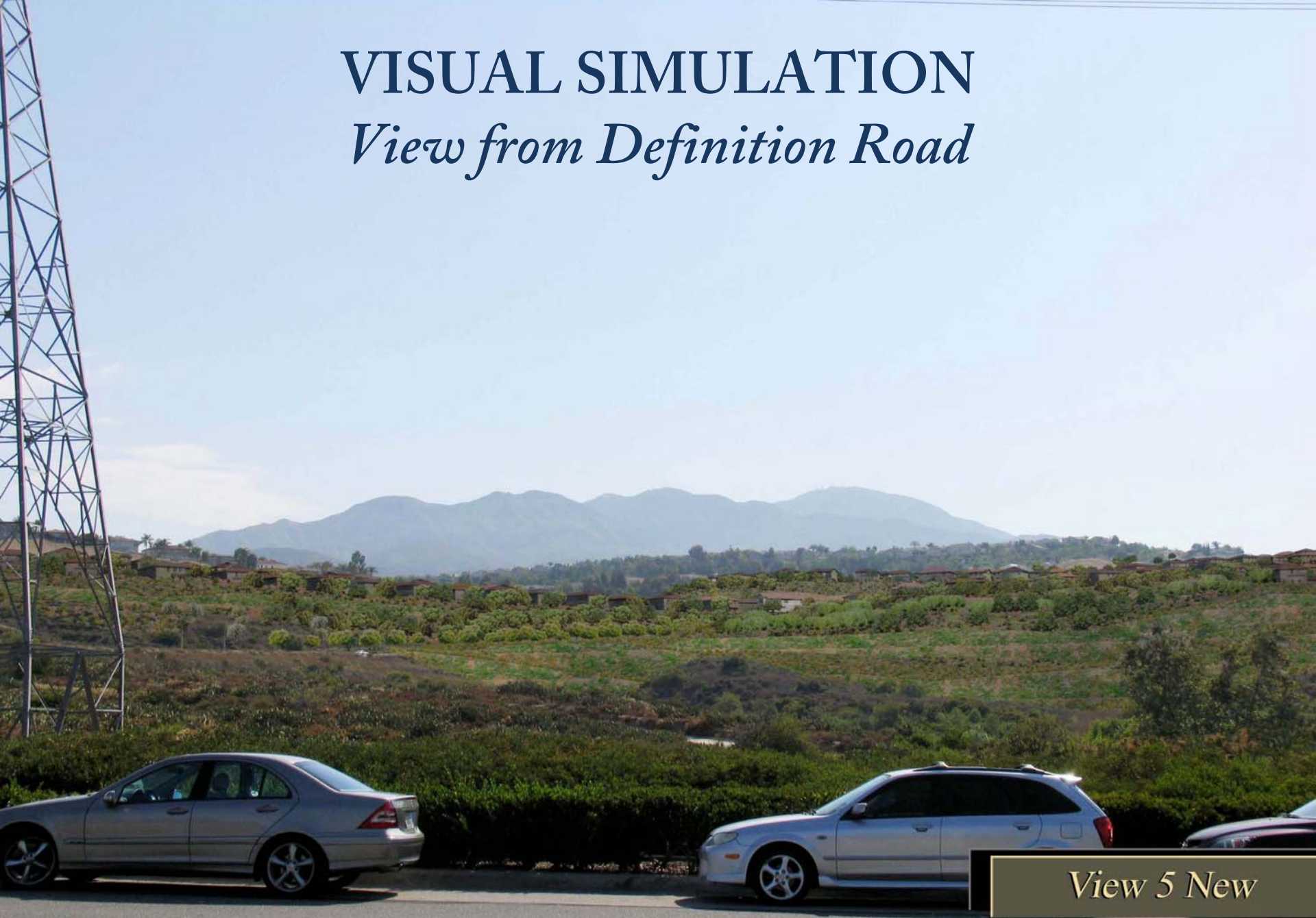
*View from Painted Trail Road*



*View 3 New*

# VISUAL SIMULATION

## *View from Definition Road*



# VISUAL SIMULATION

## *View from Whiting Ranch Parking Lot*



*View 6 New*

# VISUAL SIMULATION

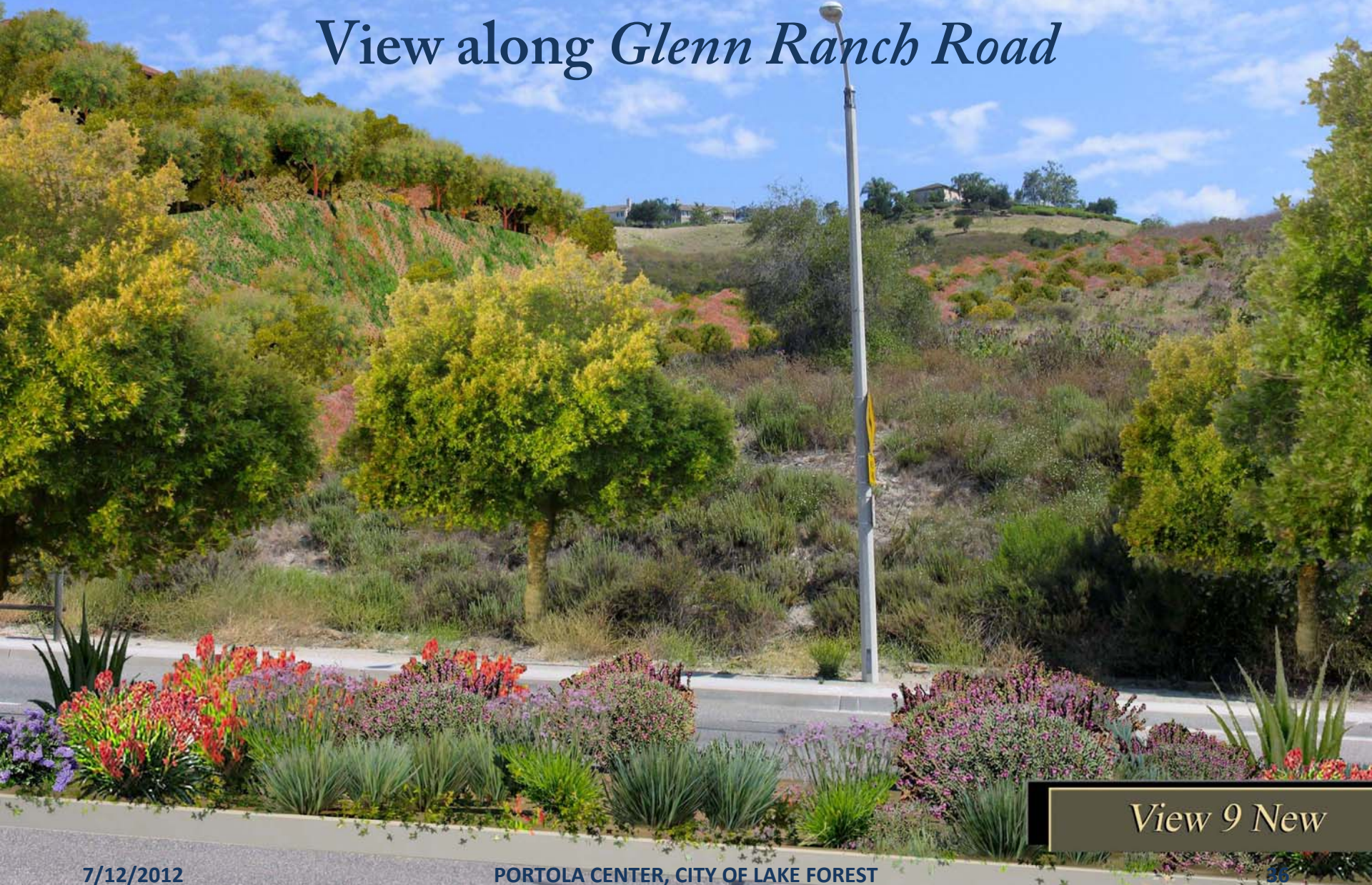
## *Glenn Ranch Road/Saddleback Ranch Road Intersection*



*View 7 New*

# VISUAL SIMULATION

## View along *Glenn Ranch Road*



*View 9 New*

# VISUAL SIMULATION

## *Glenn Ranch Road/Saddleback Ranch Road Intersection*



# VISUAL SIMULATION

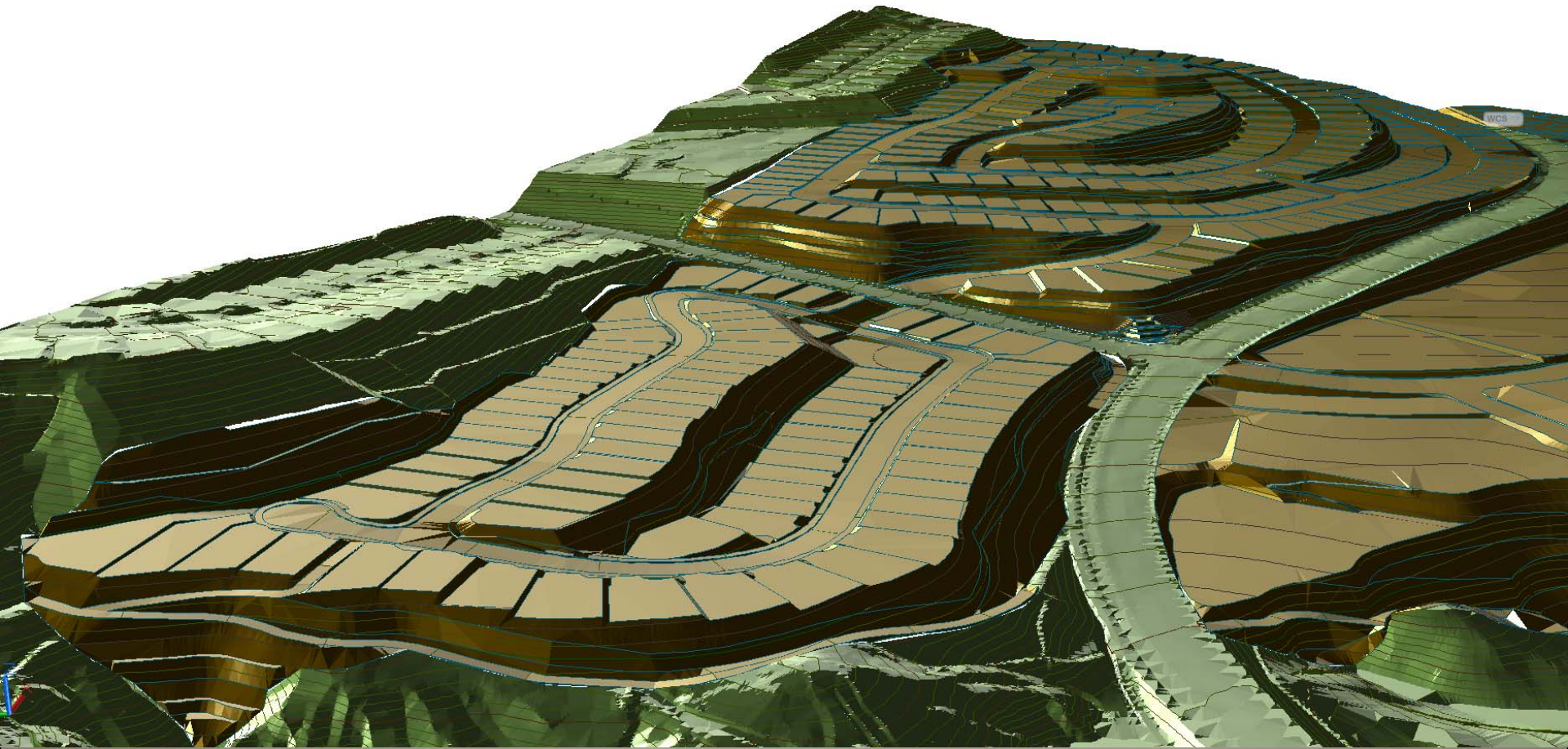
## *Looking South down Saddleback Ranch Road*



*View 11 New*

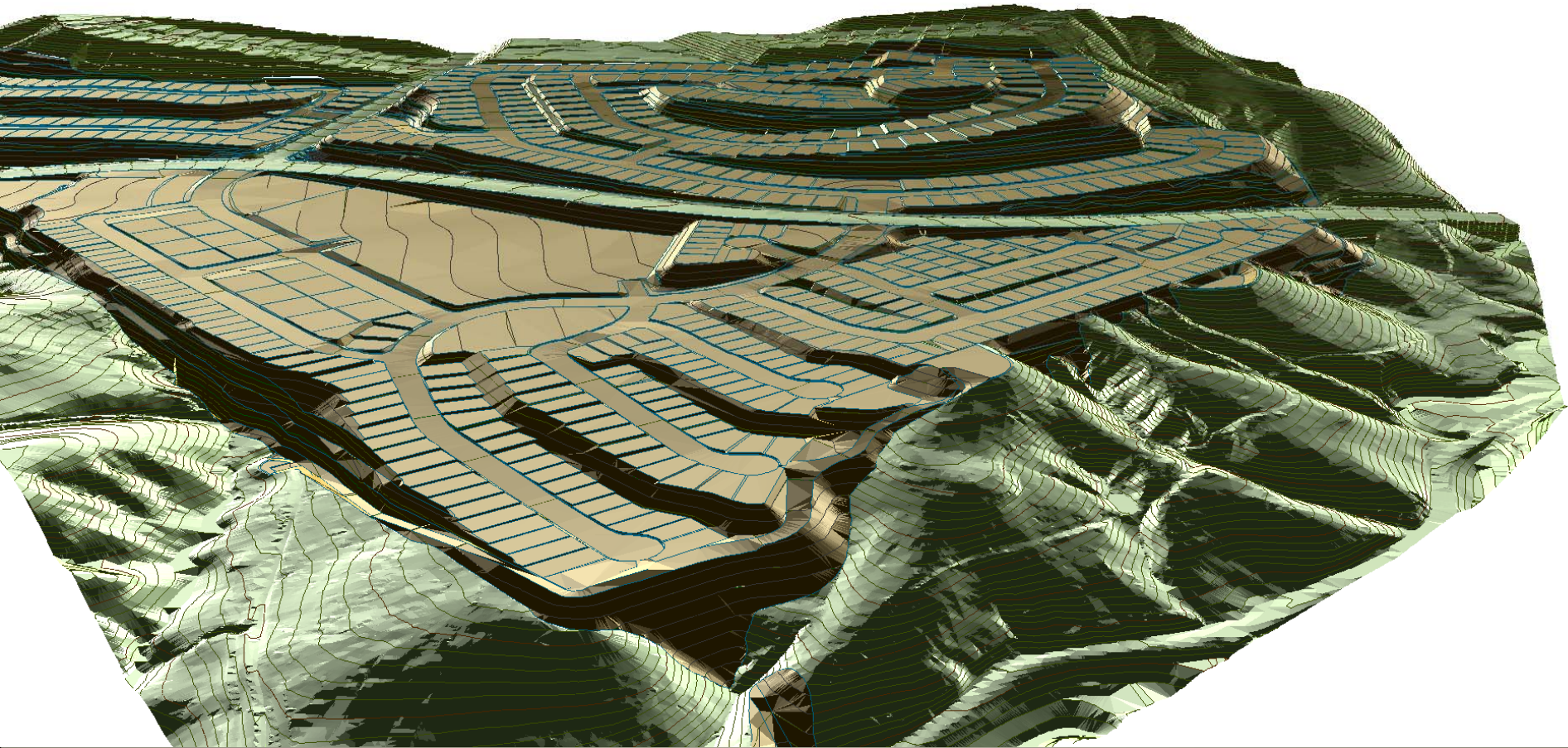
# 3-D DIGITAL IMAGE

## *Portola Northwest and Northeast Sites*



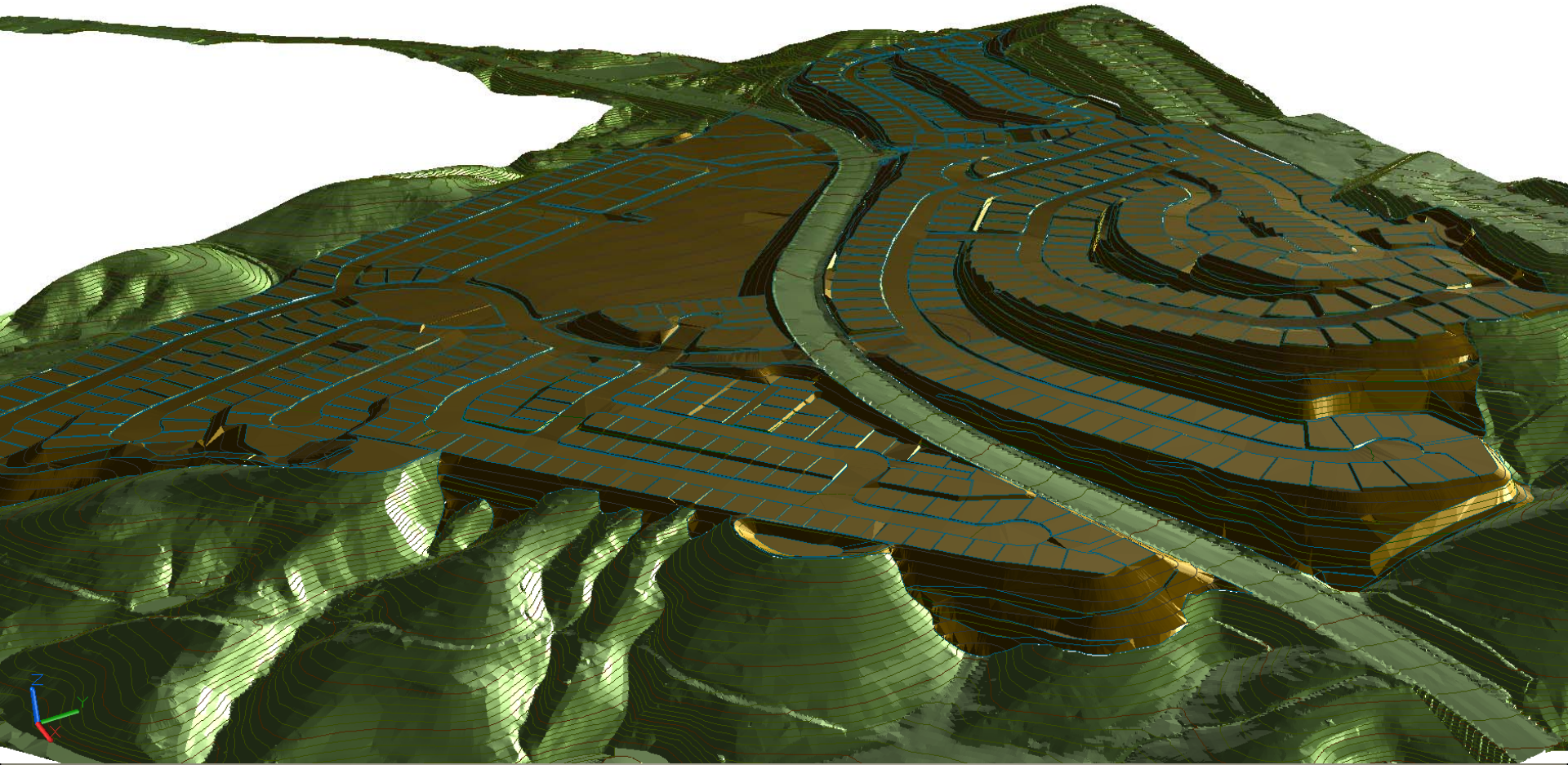
# 3-D DIGITAL IMAGE

## *Portola South Site*



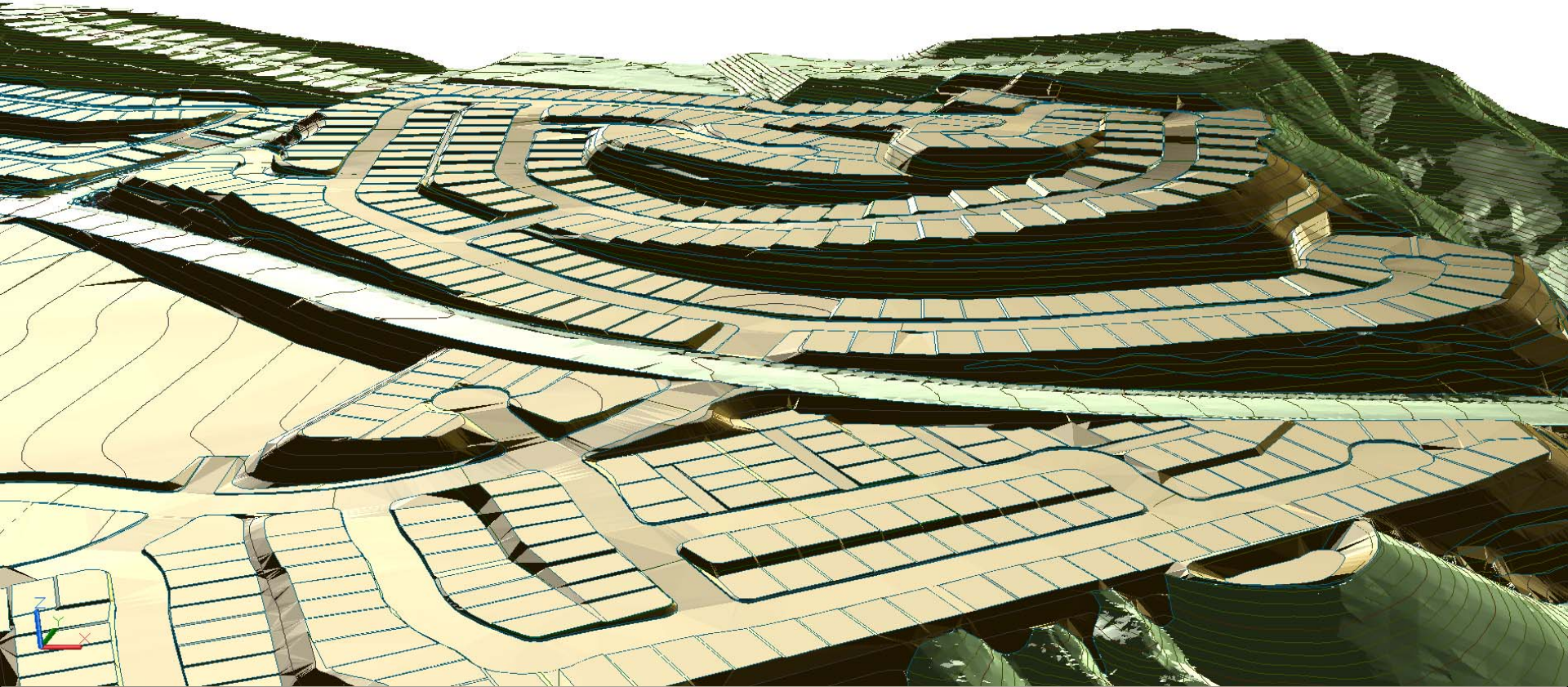
# 3-D DIGITAL IMAGE

## *Portola South & Portola Northeast Sites*



# 3-D DIGITAL IMAGE

## *Portola Northeast Site*



*THANK YOU*

*QUESTIONS & ANSWERS*